

01 OCT 24 PM 3:28



After recording return to:

Heidi Lyn Neel

2515 Lakeshore Drive

Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:

Heidi Lyn Neel

2515 Lakeshore Drive

Klamath Falls, OR 97601

Escrow No. K57524S

Title No. K57524-S

THIS SPACE RESERVED FOR RECORDER'S USE

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### STATUTORY WARRANTY DEED

John B. McColgin and Eleanor A. McColgin, as tenants by the entirety as to Parcel 1 and Parcel 2, Grantor, conveys and warrants to Heidi Lyn Neel, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

#### PARCEL 1:

A tract of land described as follows: Beginning at an iron pin on the Westerly right of way line of the Secondary Highway No. 421 in Section 23, Township 38 S., R 8 E.W.M., which iron pin is also the most Northerly corner of Lot 24 of Lakewood Heights, and running thence S. 64 degrees 35'W a distance of 157.7 feet to an iron pin which marks the most Westerly corner of said Lot 24; thence S. 35 degrees 38'E, a distance of 32.5 feet to an iron pin; thence S. 53 degrees 06'E, a distance of 45.0 feet to an iron pin; thence N. 60 degrees 01'E, a distance of 136.8 feet to an iron pin on the Westerly right of way line of Secondary Highway No. 421; thence in a Northwesterly direction following the Westerly right of way line of Secondary Highway No. 421 along a 7 degree 40' curve to the right a distance of 60 feet, more or less, to the point of beginning, said tract being a portion of Lot 24 of LAKEWOOD HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

#### PARCEL 2:

All that portion of Lot 24 in LAKEWOOD HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, not heretofore sold to Harold H. Hilton and Ella G. Hilton, which deed is recorded in Volume 138, page 521, Deed records of Klamath County, Oregon, described as follows: Beginning at an iron pin on the Westerly right of way line of Secondary Highway No. 421 in Section 23, Township 38 S., R 8 E.W.M., which iron pin is also the most Northerly corner of Lot 24 of Lakewood Heights, and running thence S. 64 degrees 35'W. a distance of 157.7 feet to an iron pin which marks the most Westerly corner of said Lot 24; thence S. 35 degrees 38'E. a distance of 32.5 feet to an iron pin; thence S. 53 degrees 06'E. a distance of 45.0 feet to an iron pin; thence N. 60 degrees 01'E. a distance of 136.8 feet to an iron pin on the Westerly right of way line of Secondary Highway No. 421; thence in a Northwesterly direction following the Westerly right of way line of Secondary Highway No. 421 along a 7 degree 40' curve to the right a distance of 60 feet, more or less, to the point of beginning, said tract being a portion of Lot 24 of Lakewood Heights, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS, BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$120,000.00 (Here comply with the requirements of ORS 93.030)

54132

Dated this 24th day of October, 2001

John B. McColgin  
John B. McColgin

Eleanor A. McColgin  
Eleanor A. McColgin

STATE OF OREGON

County of Klamath

} ss.

This instrument was acknowledged before me on this 24 day of October, 2001  
by John B. McColgin and Eleanor A. McColgin and Ann H. Prock



Stacy Hilferty  
Notary Public for Oregon

My commission expires: 8-2-2003

State of Oregon, County of Klamath  
Recorded 10/24/01 at 3:28 p m.  
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Linda Smith,  
County Clerk Fee \$ 26.00